

AUTUMN GLENN 3023 SUBDIVISION

A REPLAT OF LOT 1, BLOCK 4, AUTUMN GLENN SUBDIVISION

PLAT RECORDED IN BOOK 3800, PAGES 466 THROUGH 468, MESA COUNTY RECORDS

SW1/4 SECTION 16, T1S, R1E, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

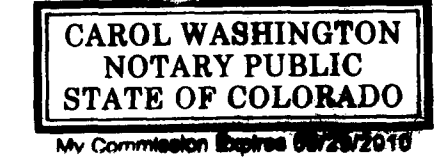
LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Book 4741, Pages 569 through 581, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its VICE PRESIDENT, with the authority of its Board of Directors, this 6th day of Feb 2009.
 By: William S. Packwood (title) vice President
 For: Wells Fargo Bank, N.A.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by William Packwood, (title) VICE PRESIDENT for Wells Fargo Bank, National Assn this 6th day of February, A.D., 2009.
 Witness my hand and official seal:
Carol Washington
 Notary Public
 My Commission Expires 9/29/2010



TITLE CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 We, LAND TITLE GUARANTEE CO. - GRAND JUNCTION, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to AUTUMN GLENN, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon. *LODS TAKEN HAVE NOT BEEN PAID*
 Date: JANUARY 6, 2009 by: KAREN A. CHAPMAN Name And Title
KAREN A. CHAPMAN / IC: TITLE EXAMINER
 for: LAND TITLE GUARANTEE CO. - GRAND JUNCTION Name Of Title Company

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 3800, Pages 470 through 493, Amended in Book 4012, Pages 881 and 882, and Second Amendment at Book 4353, Page 713, Mesa County Records.
 Basis of bearings is the West line of Lot 1, Block 4, Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records, which bears South 00 degrees 03 minutes 15 seconds East, a distance of 77.41 feet, established by observation of the MCGPS control network, which is based on the NAD 83 for Horizontal and NAVD 88 for Vertical Information. Both monuments on this line are found Number 5 rebar for original lot corners, as shown hereon.
 All lined units shown hereon in U.S. Survey feet.
 Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".
 Easement and Title Information provided by Land Title Guarantee Company - Grand Junction, Commitment No. GJB65007057, dated March 10, 2008.

FOR CITY USE ONLY

Associated Recorded Documents
 Book Page Type
4794 837 Utility Easement to the Use of Lot 2

CITY OF GRAND JUNCTION APPROVAL

This plat of AUTUMN GLENN 3023 SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 10 day of FEBRUARY, A.D., 2009.
 City Manager: Shawn Keady
 Mayor: Greg Palmer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 10:07 o'clock A.M., FEBRUARY 13 A.D., 2009, and was duly recorded in Book 4794 Page No. 836
 Reception No. 2475874 Drawer No. WV-103 Fees: 10⁰⁰ 1⁰⁰
Janice Rich
 Clerk and Recorder
Lucina McGraw
 Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Autumn Glenn, LLC, is the owner of that real property located in part of the Southwest Quarter of Section 16, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Quit Claim Deed Book 4570, Page 80.)

Lot 1, Block 4, Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as AUTUMN GLENN 3023 SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

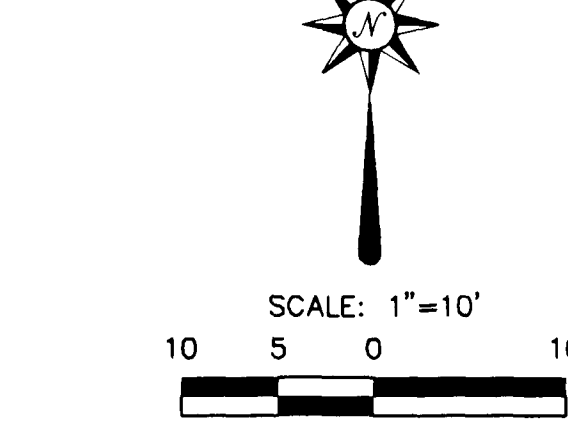
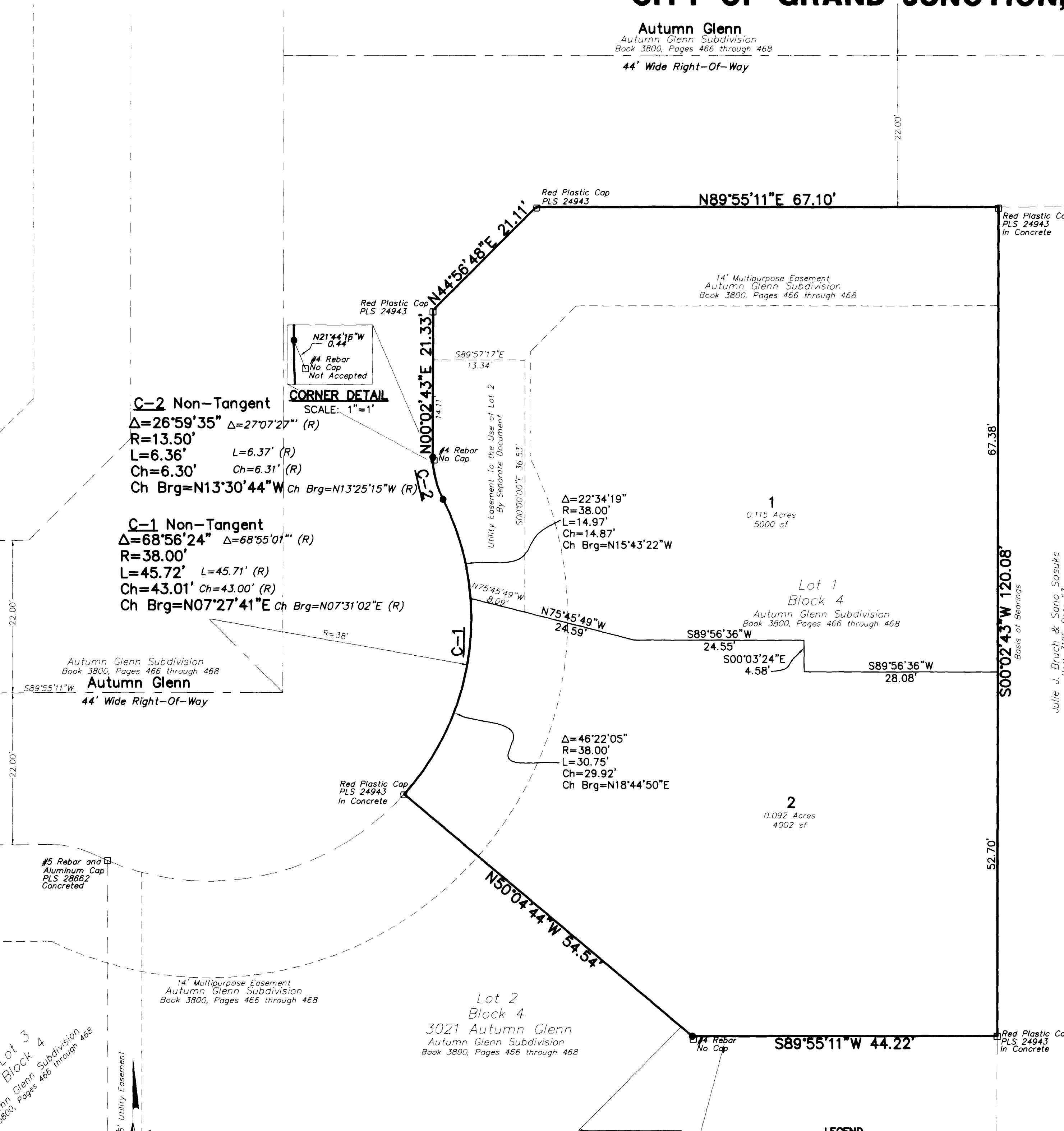
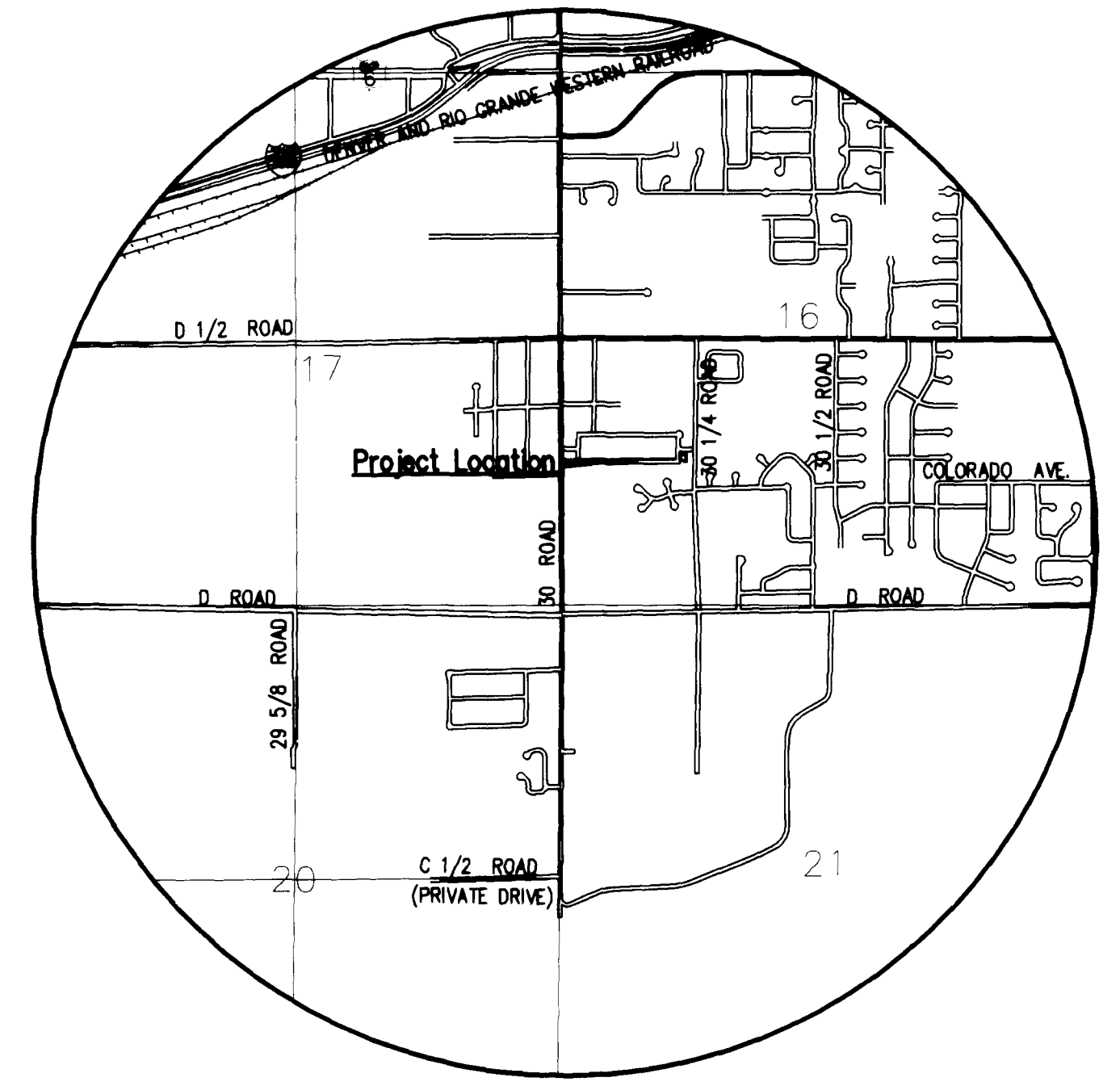
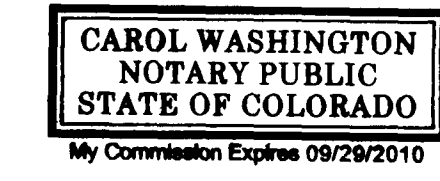
Said owner hereby declares all lienholders of record are shown hereon.

IN WITNESS WHEREOF, said owner, Autumn Glenn, LLC, has caused their name to be hereunto subscribed this 6th day of February, A.D., 2009.

by: Darren Davidson title: Manager
 Darren Davidson
 for: Autumn Glenn, LLC

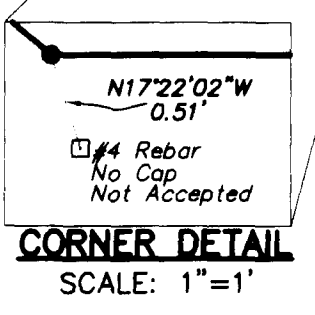
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Darren Davidson, Manager (title) for Autumn Glenn, LLC, this 6 day of February, A.D., 2009.
 Witness my hand and official seal:
Carol Washington
 Notary Public
 My Commission Expires 9/29/2010



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

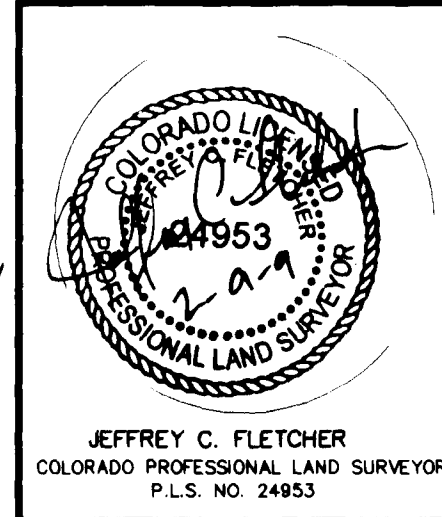
LOTS	AREA SUMMARY	
	=	0.195 Acres 100.00%
TOTAL	=	0.195 Acres 100.00%



- #### LEGEND
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ▲ PK NAIL & TAG, SET IN PAVING
 - ⊙ SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 WITNESS CORNER + Distance and Direction
 - WC 0.5'S ●
 - △ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - (R) RECORD MEASUREMENT
 - ⊕ INTERSTATE HIGHWAY SYMBOL
 - ⊕ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - § SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR NUMBER
 - LL.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - ° DEGREES (ANGULAR)
 - ' MINUTES (ANGULAR) OR FEET (LINEAR)
 - '' SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MSM BUREAU OF LAND MANAGEMENT
 - SLM MESA COUNTY SURVEY MARKER
 - ROW BUREAU OF LAND MANAGEMENT
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING

SURVEYOR'S CERTIFICATION

I, JEFFREY C. FLETCHER, do hereby certify that the accompanying plat of AUTUMN GLENN 3023 SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.
 Date certified FEBRUARY 9, 2009



AUTUMN GLENN 3023 SUBDIVISION	
SW1/4 SECTION 16 T1S, R1E, UTE MERIDIAN MESA COUNTY, COLORADO	
High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451	
PROJ. NO. 08-71	SURVEYED DRAWN SHEET OF
DATE: November, 2008	sg/k rsk 1 1